

Docket Item #11  
MASTER PLAN AMENDMENT #94-007

Planning Commission  
May 2, 1994

**ISSUE:** Consideration of a request for an amendment to the King Street/Eisenhower Avenue Small Area Plan section of the adopted 1992 Master Plan to change the Coordinated Development District principles for Cameron Center to allow by-right development up to heights of 100 feet.

**APPLICANT:** Lehigh Portland Cement Company, by Donald F. Simpson, Developer/Agent.

**LOCATION:** 2901 Eisenhower Avenue

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**PLANNING COMMISSION ACTION MAY 2, 1994:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the proposed Master Plan amendment. The motion carried 6 to 0, with Mr. Wagner absent.

Reason: The Planning Commission agreed with the staff recommendation.

Speakers:

Mr. Donald Simpson represented the applicant.

**OPTIONS FOR COUNCIL:** Council may approve or deny this request by a majority vote.

**STAFF RECOMMENDATION:** Staff recommends approval of an amendment to the King Street/Eisenhower Avenue Small Area Chapter of the master plan to increase the heights of buildings without a CDD SUP from 77' to 100'.

sketch





## **BACKGROUND**

The Cameron Center Coordinated Development District (CDD) is a 20.4 acre site located on Eisenhower Avenue just west of Telegraph Road.

The King Street/Eisenhower Avenue Small Area Plan provides for the development of the Cameron Center CDD at a maximum height of 77 feet without a CDD special use permit. (With a CDD special use permit, heights may rise to 225 feet, with a variety of building heights.)

The applicant is requesting that the master plan coordinated development district guidelines for Cameron Center be amended to allow heights in this CDD to rise to 100 feet without a CDD special use permit.

This application to increase heights without a CDD special use permit from 77' to 100' has previously been before the Planning Commission and City Council. The following is a chronology of actions related to the previous application:

October 20, 1992: Planning Commission denied proposed amendment to increase heights without a CDD special use permit from 77' to 100', but referred back to staff consideration of a change in the designation of the site from CDD to OCM-100, at the applicant's request.

November 14, 1992 Council noted the Commission's referral back to staff for consideration of change from CDD to OCM-100.

January 23, 1993 Council referred the application back to the Planning Commission for reconsideration along with a proposed master plan/rezoning amendment initiated in conjunction with the Foundry project to increase the heights permitted within the CDD with a CDD special use permit from 200 to 225 feet. [Council approved the increase in heights with a CDD special use permit.]

March 16, 1993 Planning Commission denied the proposed increase in heights from 77' to 100' without a CDD special use permit.

### Community Meeting

Staff held a community meeting on April 7, 1994 to discuss this and other master plan amendments with the community. One person, Mr. Frank Ballenger, representing the Taylor Run Civic Association, spoke against the proposed change to the Master Plan. The Civic Association believes that the existing plan should be adhered to and that heights over 77' should go through the CDD special use permit process. **STAFF ANALYSIS**

The applicant has been pursuing a change in the maximum height permitted without a Coordinated Development District Special Use Permit in the Cameron Center CDD since the new zoning was originally adopted. The applicant has indicated that any development occurring on the Lehigh portion of the Cameron Center site in the short-term future will not be built under the CDD process because of the realities of the current real estate market.

Although staff has recommended against this proposal in the past, it is not because staff objects generally to heights of 100' on this site; there are many sites nearby with higher height limits, and the City has approved heights significantly higher along Eisenhower Avenue in the Cameron Valley.

Staff previously recommended against this proposal because staff was concerned about the precedent it would set for other CDDs and that approving the requested change would invite others to seek greater heights by right, making it less likely that coordinated development would occur.

However, in the past year, a number of other CDD owners have applied for and had approved changes to their CDD guidelines which allow more development outside of the CDD process. The zoning for the Winkler site has been changed to allow an increase in heights from 50' to 100' without a CDD special use permit. More recently, Council approved an increase in heights for the Hoffman CDD, increasing heights allowed without a CDD special use permit from 77' to 150' (and one building to 225'). Generally, the City's policy has shifted toward making development without a CDD special use permit more practicable, in light of the realities of today's market. Changes in the CDD provisions have been made in those cases where coordinated development was determined not to be critical.

Staff believes that this site is one where coordinated development is not as critical as it may be for other sites. In fact, at one point, staff and the Planning Commission recommended to the applicant an alternative strategy of rezoning the Cameron Center from CDD to OCM-100. The applicant decided not to pursue the OCM-100 strategy.

Given the changes made by the City to other CDDs in the City, and given the appropriateness of heights up to 100' in this area, staff

now recommends approval of the proposed change to the Cameron Center CDD, allowing heights to reach 100 feet without a CDD special use permit.

**STAFF:** Sheldon Lynn, Director, Planning and Community Development; Kimberley Johnson, Chief/Development.

**ATTACHMENTS:** 1. Resolution #94-007  
2. MPA application #94-007

RESOLUTION NO. MP-94-007

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **KING STREET/EISENHOWER AVENUE SMALL AREA PLAN** section of the 1992 Master Plan was filed with the Department of Planning and Community Development in March 1994 for changes in the CDD principles for the Cameron Center CDD; and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the **KING STREET/EISENHOWER AVENUE** area on April 7, 1994 to discuss the proposed revision; and

WHEREAS, the Department of Planning and Community Development has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on May 2, 1994 with all public testimony and written comment considered; and

WHEREAS, the Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **KING STREET/EISENHOWER AVENUE AREA** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **KING STREET/EISENHOWER AVENUE AREA** section of the 1992 Master Plan; and
3. The proposed amendment shows the Commission's long range recommendations for the general development of the **KING STREET/EISENHOWER AVENUE AREA**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Commission may properly take notice in making and adopting a master plan for the City of Alexandria,



adoption of the amendment to the **KING STREET/EISENHOWER AVENUE AREA** section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **KING STREET/EISENHOWER AVENUE** section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

**Change the CDD guidelines for the  
Cameron Center CDD to increase the height  
permitted without a CDD development special use  
permit from 77' to 100'.**

2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED THE 2nd DAY OF MAY, 1994.

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Chairman

William B. Hurd,

ATTEST:

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Sheldon Lynn, Secretary